



8 Loddington Lane, Belton in Rutland, Rutland, LE15 9LA
Offers In Excess Of £375,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

8 Loddington Lane, Belton in Rutland, Rutland, LE15 9LA



Chartered Surveyors & Estate Agents

Tastefully appointed period cottage with a single garage and pretty gardens providing characterful accommodation with two reception rooms and three bedrooms in a sought-after village location.



8 Loddington Lane, Belton in Rutland, Rutland, LE15 9LA



Chartered Surveyors & Estate Agents

DESCRIPTION

Charming terraced cottage offering attractive, cosy accommodation with a wealth of character features situated in one of Rutland's desirable villages.

The property is built of stone under Collyweston roof with interior featuring exposed ceiling beams and superb inglenook. The accommodation benefits from modern electronic radiators and briefly comprises:

GROUND FLOOR: Entrance Porch, Kitchen/Diner, Sitting Room, Conservatory, Snug/Dining Room;
FIRST FLOOR: Master Bedroom, two further Bedrooms (one double and one single), Bathroom.

OUTSIDE there is a detached single Garage and attractively arranged gardens to front and rear.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Double doors with wrought-iron latch, quarry tiled floor, electric light, windows to side.

Kitchen/Diner 7.16m x 2.44m (23'6" x 8'0")
comprising Kitchen Area and Dining Area as follows:

Kitchen Area

Solid wood worktop incorporating integral drainer, deep Belfast-style with mixer tap and cupboard and drawer units beneath, partially wood-panelled walls,

fitted wall shelving, space for electric cooker and upright fridge-freezer, plumbing for washing machine, fitted extractor fan, window to front overlooking cottage garden.

Dining Area

Radiator in attractive latticed cabinet, modern electronic radiator, tiled floor, fitted wall cupboard and glazed cabinet, window to front overlooking cottage garden.

Sitting Room 4.60m x 3.76m into inglenook (15'1" x 12'4" into inglenook)

Beautiful reception room full of character and featuring an inglenook with heavy hardwood beam housing log-burning stove.

Modern electronic radiator, exposed ceiling beam, useful under-stairs store cupboard, fitted wall lights, window to rear overlooking garden.

Conservatory 2.74m x 2.74m (9'0" x 9'0")

Picture windows overlooking garden, quarry tiled floor, glass roof, glazed door leading to patio.

Snug/Dining Room 4.57m x 2.77m (15'0" x 9'1")

Charming, cosy room with partially wood-panelled wall, exposed ceiling beam, horizontally sliding sash window to rear and access to Cellar.

Cellar 4.57m x 2.77m (15'0" x 9'1")

Providing useful storage space.

FIRST FLOOR

Landing

Spacious landing featuring handrail with open spindles, built-in airing cupboard and roof access hatch.

Bedroom One 4.75m x 2.79m (15'7" x 9'2")

Range of fitted wardrobes with fitted storage above, vanity hand basin with cupboards beneath, shaver point, modern electronic radiator, horizontally sliding sash window to rear providing beautiful, far-reaching countryside views.

Bedroom Two 3.86m x 2.49m (12'8" x 8'2")

Modern electronic radiator and horizontally sliding sash window to rear providing beautiful, far-reaching countryside views.

Bedroom Three 2.90m x 2.44m (9'6" x 8'0")

Vaulted ceiling, exposed wooden floor, modern electronic radiator, window to front overlooking cottage garden.

Bathroom 2.97m x 2.44m (9'9" x 8'0")

White four-piece suite comprising low-level WC, pedestal hand basin with tiled splash-back, panelled bath and separate large shower cubicle with mixer shower above.

Partially wood-panelled walls, electric heated towel rail, vaulted ceiling, fitted extractor fan, two windows to front.

8 Loddington Lane, Belton in Rutland, Rutland, LE15 9LA



Chartered Surveyors & Estate Agents

OUTSIDE

Detached Single Garage

Front Garden

The property is approached by a pedestrian walkway running to the left of the Garage.

The front garden is fully enclosed by timber fencing and stone walling and has been attractively arranged in a cottage-garden style to include paved patio area, gravelled terrace with paved stepping stones and adjacent raised borders stocked with a wide variety of shrubs, bushes and flowering plants.

Rear Garden

The rear garden enjoys distant countryside views and features paved patio area and lawn with adjoining well-stocked borders.

There is a further pedestrian access to the rear garden.

SERVICES

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BELTON IN RUTLAND

The charming village of Belton in Rutland lies about 4 miles to the west of Uppingham and is set in an area of delightful open farmland with rolling hills.

It is a popular commuter centre close to the A47 trunk road and is within a 30 min drive of Oakham, Stamford and Market Harborough.

In the village there is a public house and church which both act as a hub for the many social, sporting and leisure activities organised in this welcoming village. All main shopping facilities are available in the nearby towns of Oakham and Uppingham.

The village also has an excellent bus service which runs a two hourly service between Leicester and Uppingham with services connecting to Peterborough, Oakham, Stamford and surrounding district.

There is a pre-school in the village and also a bus service which collects children for the local authority schools and returns them in the evening. In addition there are public schools in Oakham, Uppingham and Stamford.

Leisure facilities in the area are good with many beautiful cycling, horse riding and walking routes directly from the village.

Rutland Water is only a few miles away and one can enjoy birdwatching, fishing, sailing, windsurfing or just a stroll or cycle ride around the shores of the lake, and there are golf courses at Rutland Water, Luffenham Heath and Burghley Park.

COUNCIL TAX

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not

8 Loddington Lane, Belton in Rutland, Rutland, LE15 9LA



Chartered Surveyors & Estate Agents

constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given

without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







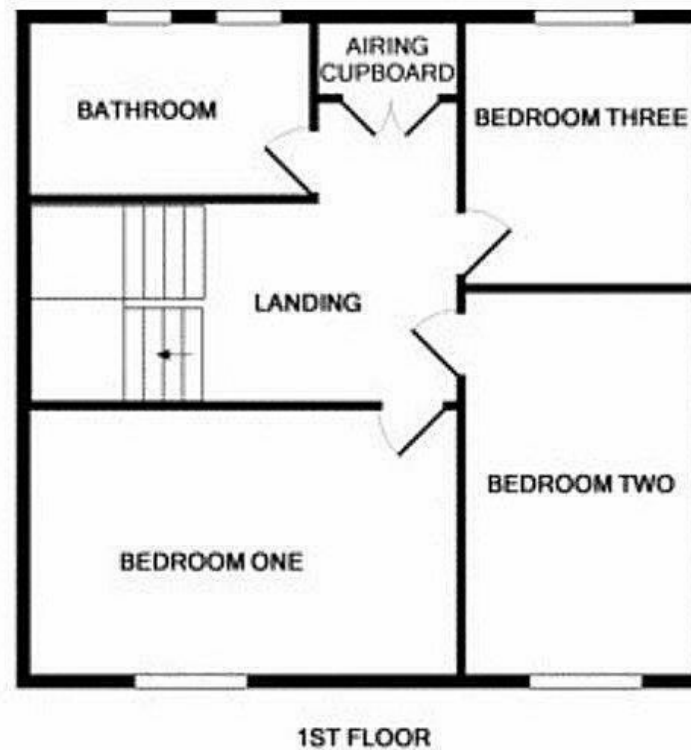
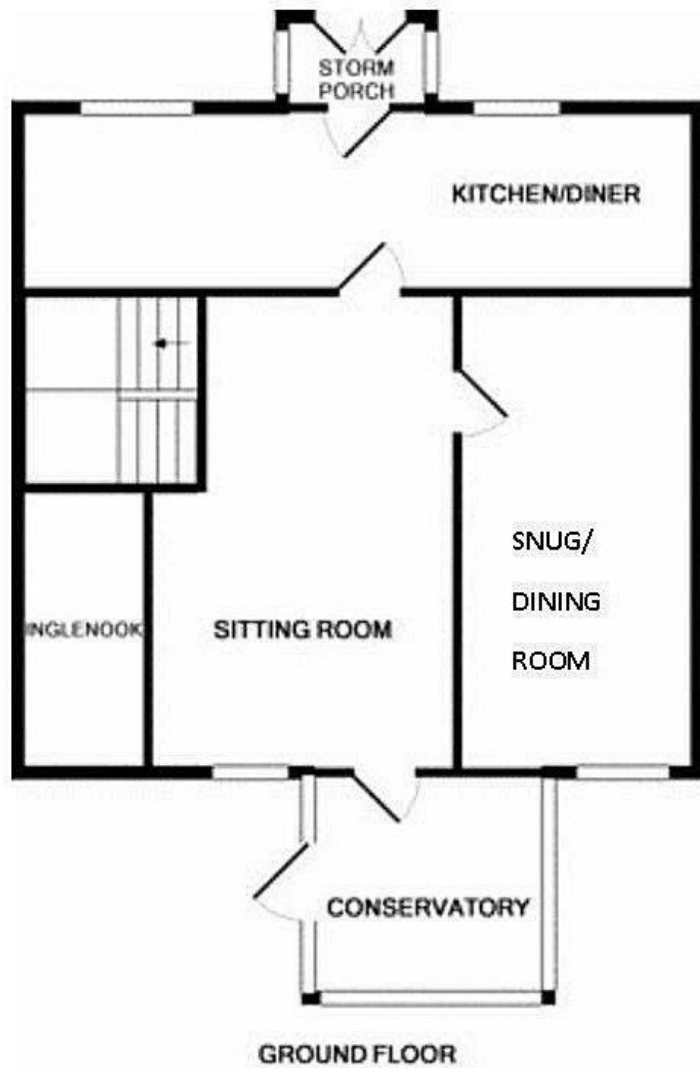




Honeyfield



Chartered Surveyors & Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC